

# 15301 SHOEMAKER AVENUE NORWALK, CA 90650

## AVAILABLE



### PROPERTY INFORMATION\*

Building Size	184,331 SF
Land Size	359,806 SF (8.26 Acres)
Clear Height	24' - 28'
Dock High Loading Positions	24
Ground Level Loading Positions	2
Zoning	M2
Sprinklers	.38/4000 (upgrade possible)
Office Size	15,111 SF (4,331 SF Mezz)
Parking Ratio	1.00/1,000

### PROPERTY HIGHLIGHTS

- High Image Location
- Building Renovations Planned (Customization Possible)
- 38+ Container Parking Positions
- Multiple Access Points
- Loading via 3 sides
- 3,600 Amps of Power
- Pro-Business City & M2 Zoning
- Ready Access to Orange County, South Bay cities and the Inland Empire via the 5 + 91 Freeways
- Immediate Proximity to Public Transit, (5)(91) Freeways, Orange Country

\*Tenant to verify all information

For More Information or To  
Schedule a Tour, Contact

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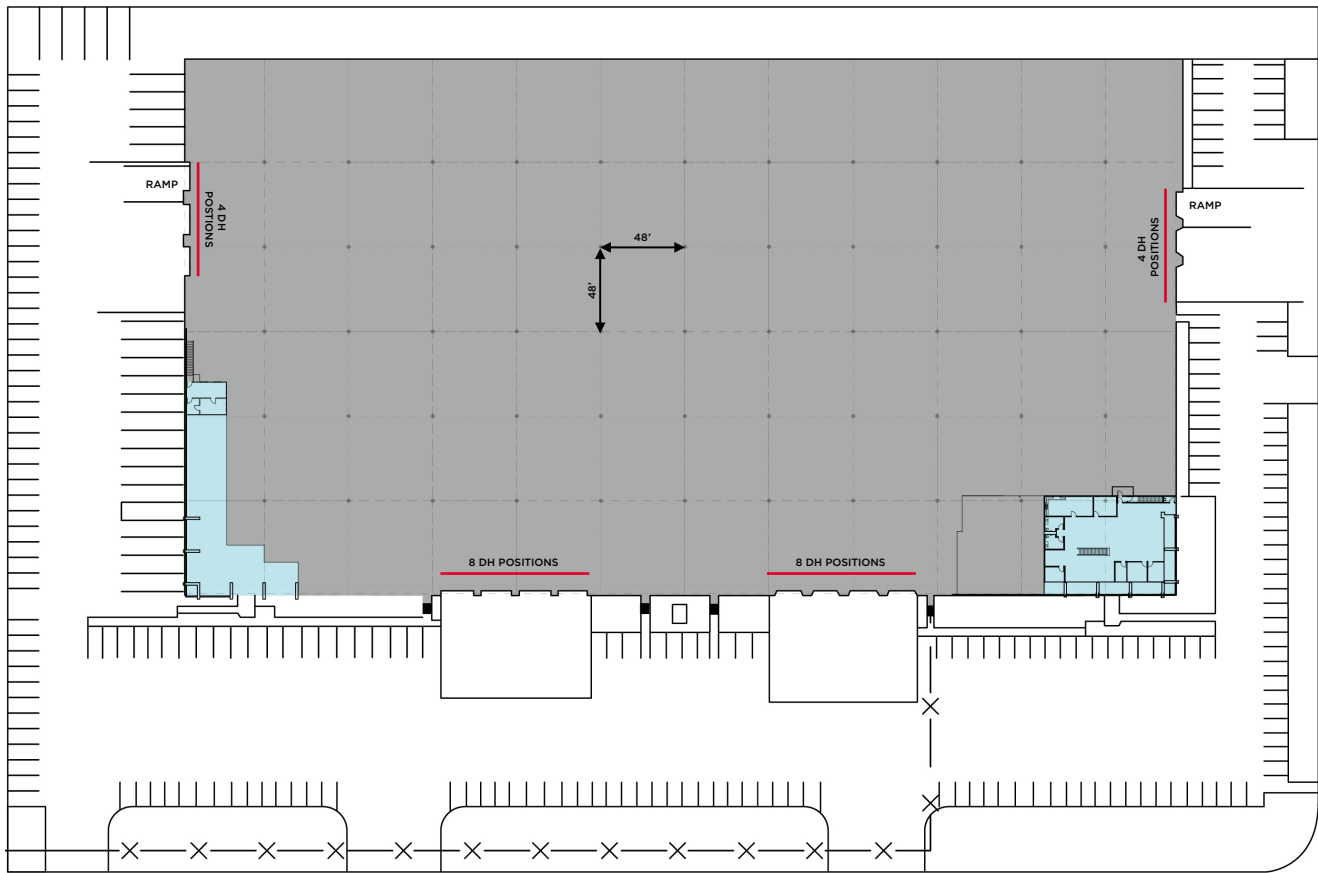
[cushmanwakefield.com](http://cushmanwakefield.com)



**AVAILABLE**

**15301 SHOEMAKER AVENUE**

**NORWALK, CA 90650**



**SHOEMAKER AVE**

**LEYVA ST**

**SITE  
PLAN**

\*Not to Scale

# AVAILABLE 15301 SHOEMAKER AVENUE NORWALK, CA 90650



## CORPORATE NEIGHBORS

# AVAILABLE

# 15301 SHOEMAKER AVENUE

## NORWALK, CA 90650

DISCOVER NORWALK'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



Centrally Located.  
Transit Friendly.  
Immediate Access to  
Los Angeles & Orange Counties.



Pro Business Mindset.  
Zoning Friendly.  
No Hours of Operation  
Restrictions.



# CITY OF

# NORWALK

# AVAILABLE

# 15301 SHOEMAKER AVENUE

## NORWALK, CA 90650

**17.3 MILES**

DOWNTOWN  
LOS ANGELES

**20.9 MILES**

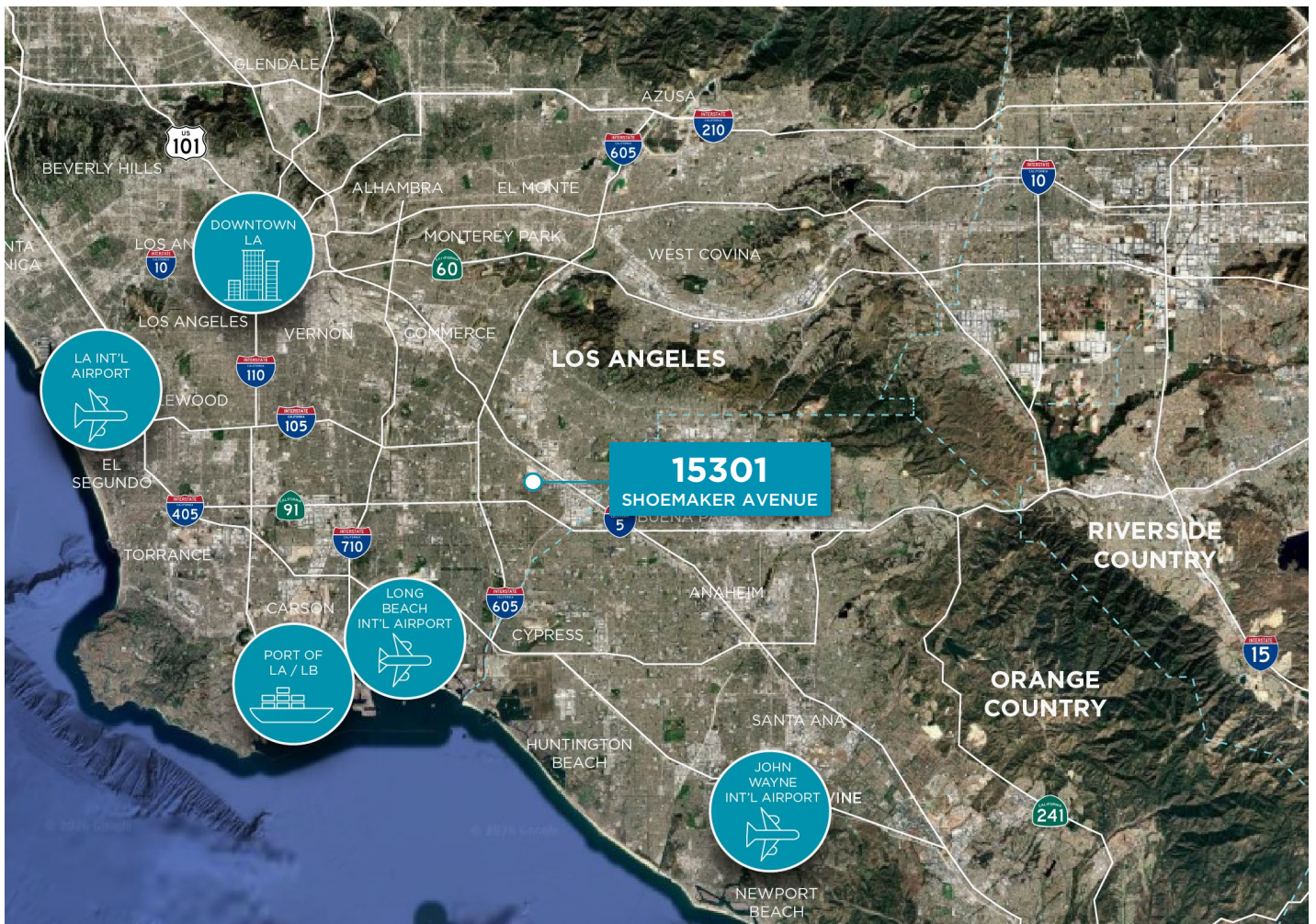
TERMINAL ISLAND /  
PORT OF LOS ANGELES /  
PORT OF LONG BEACH

**22.3 MILES**

JOHN WAYNE AIRPORT

**25.8 MILES**

LOS ANGELES  
INTERNATIONAL  
AIRPORT

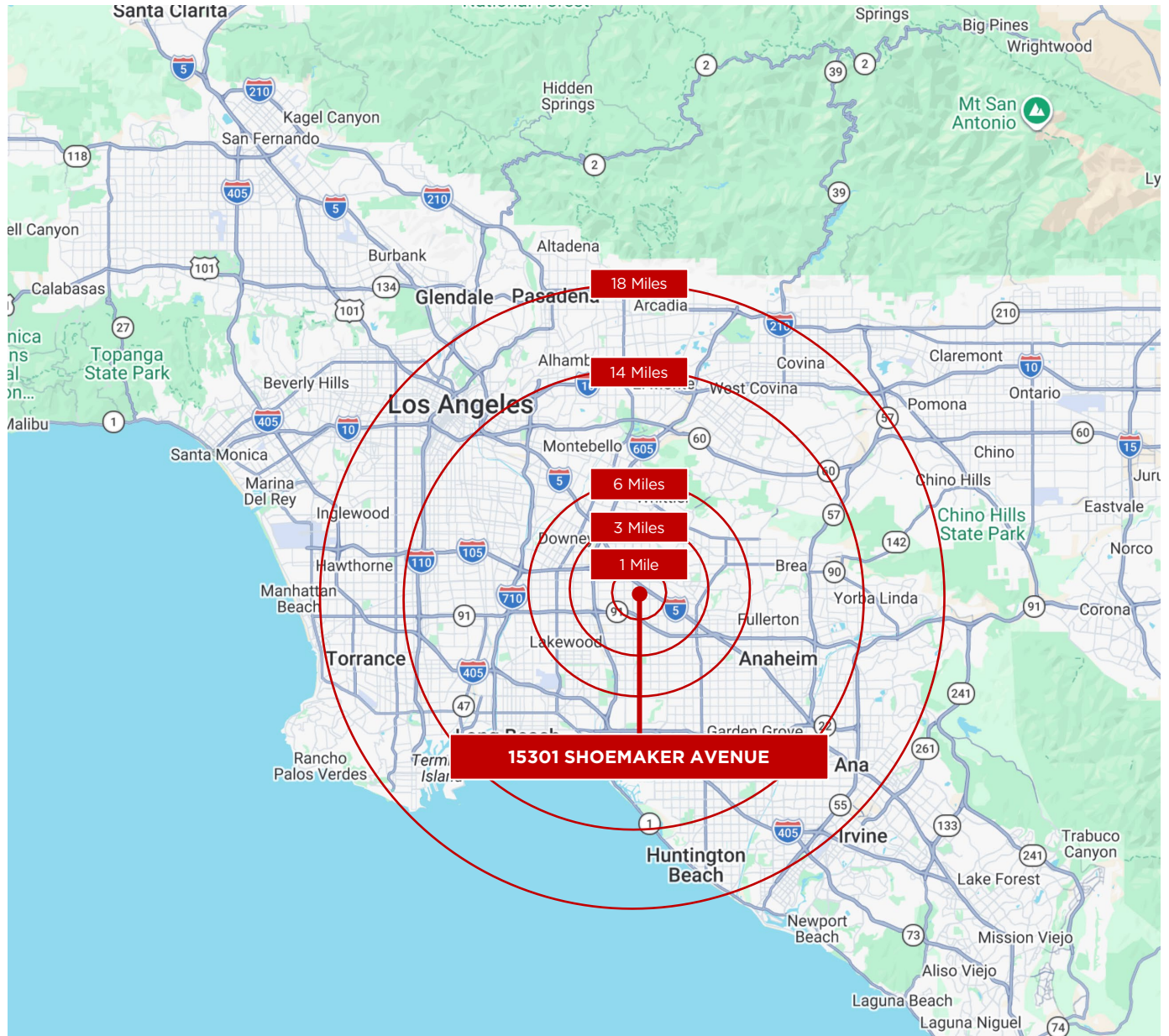


# AERIAL MAP

# AVAILABLE

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# NORWALK, CA 90650



## CONTACT INFORMATION

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